

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): El Monte

State: CA

PJ's Total HOME Allocation Received: \$17,869,523

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: <div>92</div>			
<u>Program Progress:</u>							
% of Funds Committed	<div>85.62</div> %	<div>92.79</div> %	<div>72</div>	<div>92.82</div> %	<div>9</div>	<div>13</div>	
% of Funds Disbursed	<div>71.84</div> %	<div>81.26</div> %	<div>76</div>	<div>82.38</div> %	<div>7</div>	<div>11</div>	
Leveraging Ratio for Rental Activities	<div>3.77</div>	<div>5.53</div>	<div>44</div>	<div>4.55</div>	<div>39</div>	<div>44</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00</div> %	<div>73.66</div> %	<div>1</div>	<div>80.69</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>52.40</div> %	<div>60.31</div> %	<div>53</div>	<div>67.01</div> %	<div>21</div>	<div>23</div>	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	<div>77.05</div> %	<div>77.64</div> %	<div>57</div>	<div>79.23</div> %	<div>32</div>	<div>31</div>	
% of 0-30% AMI Renters to All Renters***	<div>54.92</div> %	<div>41.54</div> %	<div>20</div>	<div>44.47</div> %	<div>73</div>	<div>69</div>	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	<div>86.07</div> %	<div>91.23</div> %	<div>73</div>	<div>93.93</div> %	<div>15</div>	<div>13</div>	
<u>Overall Ranking:</u>			In State:	<div>29</div> / <div>92</div>	Nationally:	<div>46</div>	
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	<div>\$46,386</div>	<div>\$31,525</div>		<div>\$24,984</div>	<div>122</div> Units	<div>55.00</div> %	
Homebuyer Unit	<div>\$51,638</div>	<div>\$19,017</div>		<div>\$14,192</div>	<div>44</div> Units	<div>19.80</div> %	
Homeowner-Rehab Unit	<div>\$21,974</div>	<div>\$26,126</div>		<div>\$20,036</div>	<div>17</div> Units	<div>7.70</div> %	
TBRA Unit	<div>\$11,537</div>	<div>\$2,779</div>		<div>\$3,164</div>	<div>39</div> Units	<div>17.60</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): El Monte CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$146,680	\$154,995	\$27,753
State:*	\$117,655	\$105,717	\$26,671
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	3.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.09

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	17.1	2.3	47.1	28.2
Black/African American:	1.9	2.3	0.0	5.1
Asian:	35.2	4.5	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.9	2.3	0.0	0.0
Asian/Pacific Islander:	1.0	29.5	0.0	2.6

ETHNICITY:

Hispanic	42.9	59.1	52.9	64.1
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HOUSEHOLD SIZE:

1 Person:	58.1	2.3	17.6	23.1
2 Persons:	23.8	15.9	35.3	15.4
3 Persons:	5.7	9.1	17.6	30.8
4 Persons:	4.8	40.9	5.9	17.9
5 Persons:	1.9	20.5	11.8	7.7
6 Persons:	1.9	11.4	5.9	2.6
7 Persons:	0.0	0.0	0.0	2.6
8 or more Persons:	3.8	0.0	5.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	4.8	9.1	5.9	38.5
Elderly:	71.4	2.3	35.3	15.4
Related/Single Parent:	9.5	4.5	35.3	30.8
Related/Two Parent:	7.6	72.7	23.5	10.3
Other:	6.7	11.4	0.0	5.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	1.0	
Other:	1.0	
No Assistance:	98.1	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state



** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): El Monte State: CA Group Rank: 46
 (Percentile)
 State Rank: 29 / 92 PJs Overall Rank: 47
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	52.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	86.07	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	3.52	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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